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PART IV-B

Rules and Orders (Other than those published in Parts I, I-A, and I-L) made
by the Government of Gujarat under the Gujarat Acts

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

NOTIFICATION

Sachivalaya, Gandhinagar, 9th August, 2023

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976

No. GH/V/122 of 2023/UDUHD/MSM/e-file/18/2023/4533/L: WHEREAS, under Government Notification, Urban Development and Urban Housing Department No.GH/V/69 of 2017/TPS-112014-5165-L, dated.21.04.2017 the Government of Gujarat, in exercise of the powers conferred by section 48(2) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred to as "the said Act") sanctioned the Draft Town Planning Scheme No.29 (Naranpura) (2nd varied) (hereinafter referred to as "the said Draft Scheme") submitted by the Ahmedabad Municipal Corporation, Ahmedabad (hereinafter referred to as "the said Authority").

AND WHEREAS, in exercise of the powers conferred by section 50 of the said Act, the Government of Gujarat appointed the Town Planning Officer for the finalizing the said Draft Scheme;

AND WHEREAS, the Town Planning Officer has submitted, to the Government of Gujarat, the Preliminary Town Planning Scheme No. 29 (Naranpura) (2nd varied) (hereinafter referred to as "the said Preliminary Scheme") as required under section 52(2) and section 64 of the said Act.

NOW THEREFORE, in exercise of the powers conferred by section-65 of the said Act, the Government of Gujarat hereby: -

- Sanction the said Preliminary Scheme with modifications enumerated in schedule appended here to;
- State that the said preliminary scheme shall be kept open for the inspection of the public, at the office of the Appropriate Authority, during office hours on working days;
- Fix the date of this notification as the date for the purpose of clause (b) of sub-section (2) of the section 65.

SCHEDULE

1. In case no.119 the condition “સદરહુ મુળખંડમાં ઓછી કપાત કરેલ હોઈ રીડેવલપમેન્ટ કરતી વખતે નિયમોનુસાર કપાત કરવાની રહેશે.” is added in remarks column of redistribution statement.
2. The boundary of Final Plot No. 473 and Final Plot No. 604/2 (બગીચો) are modified as shown in the accompanying plan.
3. The 7.50 mtr. T.P.Road between Final Plot No.549/1 and 549/2, 549/2 and 549/3 are deleted and new 7.50 mtr T.P.Road earmarked as A-B is proposed on the northern side of Final Plot No. 549/2. Accordingly area and boundary of Final Plot No. 549/1 admeasuring 824 sq.mtr., Final Plot No. 549/2 admeasuring 1702 sq.mtr. and Final Plot No. 549/3 admeasuring 1855 sq.mtr. are modified as Final Plot No. 549/1+549/2+549/3 admeasuring 4452 sq.mtr. as shown in the accompanying plan and the Redistribution Statement.
4. In case no.134 sr. no.5 of remarks column of redistribution statement is replaced by the condition “અંતિમખંડ નં. (૫૪૪/૧+૫૪૪/૩+૫૪૫+૫૪૬+૫૪૭)/૨, (૫૪૪/૧+૫૪૪/૩+ ૫૪૫+૫૪૬+૫૪૭)/૩ તથા (૫૪૪/૧+૫૪૪/૩+૫૪૫+૫૪૬+૫૪૭)/૧ ની હદ પર સૂચવવામાં આવેલ ૭.૫૦ મી. ટી.પી.રસ્તાને (કે જે ૪૦.૨૪ મી. ટી.પી.રસ્તાને મળે છે.) રીડેવલપમેન્ટ વખતે ૧૨ મી. સૂચવવાનો રહેશે.”.
5. In case no.136 sr. no.1 of remarks column of redistribution statement is replaced by the condition “અંતિમખંડ નં. ૫૪૮/૩ તથા ૫૪૮ ની હદો પર સૂચવેલ ૭.૫૦ મી. ટી.પી. રસ્તાને રીડેવલપમેન્ટ વખતે ૧૨ મી. સૂચવવાનો રહેશે.”.
6. The boundary and location of Final Plot No. 519 and Final Plot No. 620 (વાણીજ્ય હેતુના વેચાણ માટે) is modified as shown in the accompanying plan.
7. In case No. 16, 34, 35, 46, 53, 103, 108, 114, 125, 129, 135, 139, 148, 150 and 151 the condition “સદરહુ અંતિમખંડ નંબરને ૧૨.૦૦ મી. થી ઓછી પહોળાઈથી સૂચિત ટી.પી.રસ્તા પર આવેલ હોઈ રીડેવલપમેન્ટના સમયે સદરહુ લાગુ ટી.પી.રસ્તાની પહોળાઈ મીનીમમ ૧૨.૦૦ મી. સૂચવવાની રહેશે.” specified in remarks column of redistribution statement is deleted.
8. The area, boundary and location of Final Plot No. 485 admeasuring 4796 sq.mtr., Final Plot No. 605 (રહેણાંક હેતુના વેચાણ માટે) admeasuring 1755 sq.mtr. and Final Plot No. 609 (રહેણાંક હેતુના વેચાણ માટે) admeasuring 10117 sq.mtr. are modified as the Final Plot No. 485 admeasuring 4796 sq.mtr., Final Plot No. 605 (રહેણાંક હેતુના વેચાણ માટે) admeasuring 6551 sq.mtr. and Final Plot No. 609 (રહેણાંક હેતુના વેચાણ માટે) admeasuring 5321 sq.mtr. as shown in the accompanying plan and the Redistribution Statement.
9. The area, boundary and location of Final Plot No. 499 admeasuring 6239 sq.mtr., Final Plot No. 610/1 (બગીચો) admeasuring 6818 sq.mtr. and Final Plot No. 610/2 (રહેણાંક હેતુના વેચાણ માટે) admeasuring 4950 sq.mtr. are modified as the Final Plot No. 499 admeasuring 6239 sq.mtr., Final Plot No. 610/1 (બગીચો) admeasuring 6818 sq.mtr., Final Plot No. 610/2 (રહેણાંક હેતુના વેચાણ માટે) admeasuring 1764 sq.mtr. and Final Plot No. 610/3 (સામાજિક માળખાગત સુવિધા માટે (પાર્કીંગ) admeasuring 3186 sq.mtr. as shown in the accompanying plan and the Redistribution Statement.
10. The area and boundary of Final Plot No. 517/2 admeasuring 7348 sq.mtr. and Final Plot No. 616 (સામાજિક અને આર્થિક રીતે નબળા વર્ગના લોકોના રહેણાંક માટે) admeasuring 2925 sq.mtr. are modified as the Final Plot No. 517/2 admeasuring 7768 sq.mtr. and Final Plot No. 616 (સામાજિક અને આર્થિક રીતે નબળા વર્ગના લોકોના રહેણાંક માટે) admeasuring 2505 sq.mtr. as shown in the accompanying plan and the Redistribution Statement.
11. The area, boundary, location and purpose of Final Plot No. 443 admeasuring 5585 sq.mtr., Final Plot No. 444 admeasuring 4111 sq.mtr., Final Plot No. 594 (સામાજિક માળખાગત સુવિધા માટે) admeasuring 4099 sq.mtr. and Final Plot No. 595 (બગીચો) admeasuring 5280 sq.mtr. are modified as the Final Plot No. 443 admeasuring 5585 sq.mtr., Final Plot No. 444 admeasuring 4111 sq.mtr., Final Plot No. 594 (બગીચો) admeasuring 4430 sq.mtr. and Final Plot No. 595 (સામાજિક માળખાગત સુવિધા માટે) admeasuring 4949 sq.mtr. as shown in the accompanying plan and the Redistribution Statement.

12. The purpose of Final Plot No. 607 (અર્બીચો) is modified as Final Plot No. 607 (અર્બીન ફોરેસ્ટ) as shown in the accompanying plan and the Redistribution Statement.
13. Where ever the condition “જમીન માલિકોએ તેમની મુળખંડની જમીન ઉપરના તેમના હક્ક-હિસ્સાનાં પ્રમાણમાં વળતરની રકમ લેવાની અને ફાળાની રકમ ભરવાની રહેશે.” is specified in remarks column of redistribution statement it stands deleted.

Preliminary Scheme document, maps, redistribution statement shall be modified according to above.

By order and in the name of the Governor of Gujarat,

PRAKASH DUTTA,

Officer on Special Duty & Ex-Officio

Joint Secretary to Government.

